

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/14 Alexander Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$415,000 & \$430,000

Median sale price

Median price \$508,000 Property Type Unit Suburb Box Hill

Period - From 06/10/2020 to 05/10/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 304/15-21 Harrow St BOX HILL 3128 | \$430,000 | 18/06/2021 |
| 2 | 3/7 Glenmore St BOX HILL 3128 | \$421,000 | 23/05/2021 |
| 3 | 4/5 James St BOX HILL 3128 | \$414,000 | 01/07/2021 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2021 11:52



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$415,000 - \$430,000

Median Unit Price

06/10/2020 - 05/10/2021: \$508,000

Comparable Properties



304/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$430,000

Method: Private Sale

Date: 18/06/2021

Property Type: Apartment



3/7 Glenmore St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$421,000

Method: Sale

Date: 23/05/2021

Property Type: Flat/Unit/Apartment (Res)



4/5 James St BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$414,000

Method: Private Sale

Date: 01/07/2021

Property Type: Apartment

Account - Philip Webb